

4.0 Zoning Districts, Uses and Standards Summary

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4.1 Intent

The intent of this Chapter is to establish zoning districts to allow for a livable, sustainable, mixed-use, urban community; balance environmental concerns with development pressures; and ensure the health, welfare and safety of those who work, live and play in Central Issaquah.

4.2 Intent of Zoning Districts

- A. **Intent Statements of Each Zoning District.** The intent statements of each zoning district define the primary purpose of each district and shall aid in:
 1. Determining the appropriate location of uses;
 2. Determining appropriate conditions for development; and
 3. Providing the basis for the reviewing official to interpret the standards and provisions of this Code.
- B. **Energize Developments and Street Activity.** Uses shall support opportunities to activate developments, Circulation Facilities, the Movement Zone and unoccupied sites as all exist today and as they incrementally redevelop, such as with:
 1. Kiosks;
 2. Temporary uses;
 3. Pop-up businesses, markets, food carts and food trucks;
 4. Art installations; and
 5. Adaptation or re-use of existing buildings.

Table 4.2 Intent of Zoning Districts

Zoning District (~acres)	Intent	Central Plan District(s)
Village Residential (~54 acres)	The intent of the Village Residential District is to establish and preserve areas for moderate density residential uses and compatible commercial uses.	Western Gateway
Urban Core (~ 248 acres)	The intent is to provide a dense, vibrant, pedestrian friendly urban environment. Uses are mixed residential, commercial and office with active first floors that provide pedestrian interest.	Sammamish Park; Pickering; Tibbetts Valley; Gilman
Mixed Use (~293 acres)	The intent of the Mixed Use district is to provide mixed use neighborhoods with Class A office buildings, retail uses, high quality, medium density residential development and existing service businesses.	East Lake; Darst Park
Destination Retail (~20 acres)	The intent of Destination Retail is to create a medium density, low intensity retail destination with a small town feel while optimizing this high-visibility area as a gateway to Olde Town.	Old Route 10
Mixed Use Residential (~60 acres)	The intent is to create a small to medium scale residential neighborhood with compatible commercial uses. The area shall serve as a buffer between the high and medium scale urban development to the north and the single and multifamily neighborhoods to the south.	Gilman
Urban Village (~77 acres)	Comply with approved Development Agreement.	Hyla, Tibbetts Valley
Intensive Commercial (~17 acres)	The intent of the Intensive Commercial district is to enhance the eastern gateway into Issaquah while providing areas for, office and light industrial and community services. . Incubator spaces for innovative uses and fostering startups and other small businesses should also be provided.	Service
Single Family – Suburban (~8 acres)	Single Family – Suburban – SF-S (4.5 du/acre): The primary purpose of this district is to provide for single family neighborhoods in an urban setting while buffering these neighborhoods from commercial services. Permitted uses include detached single family homes. Recreational uses which serve the neighborhood are also permitted as governed by the Table of Permitted Land Uses; provided, that traffic and other related impacts are not detrimental to the district. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district: 1. Establish and preserve residential neighborhoods for detached single family units free from other uses except those which are compatible with, and serve the residents of, this district;	Gilman; Darst Park

Table 4.2 Intent of Zoning Districts

Zoning District (~acres)	Intent	Central Plan District(s)
	2. Discourage through arterial traffic which does not serve the affected single family neighborhoods; and 3. Provide opportunity for single family residential development in areas served by public and urban services.	
Mineral Resources (<1 acre)	A. The purpose of the Mineral Resource (“M”) zone is to provide for continued extraction and processing of mineral and soil resources in an environmentally responsible manner by: <ol style="list-style-type: none"> 1. Reserving known deposits of minerals and materials within areas as protection against premature development of the land for nonextractive purposes; 2. Providing neighboring properties with notice of prospective extracting and processing activities; 3. Providing appropriate location and development standards for extraction and on-site processing to mitigate adverse impacts on the natural environment and on nearby properties; and 4. Requiring that all plats, short plats, Development Permits, and Building Permits issued for development activities on, or within five hundred (500) feet of, lands designated as mineral resource lands contain a notice that the subject property is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development, and that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals. The notice shall also state that processing of off-site mineral materials, including recyclables, may continue after all mineral extraction from the site ends. 	
Community Facility (~57 acres)	The primary purpose of this district is to provide for public benefit uses on publicly owned property, and to further specify which uses are appropriate for specific properties through the creation of the Community Facilities Open Space (CF-OS), Recreation (CF-R) and Facilities (CF-F) zones. Public lands are a limited resource and all administrative departments, the Council and Boards and Commissions should work collaboratively to determine the best use of public lands for the benefit of the community. Health, safety, public amenity, economic vitality and environmental protection concerns should be balanced in determining use. Multiple public uses are encouraged. The Community Facilities District will separate public land (City, county, school district, special district, state, and federal) that is being utilized or planned for public benefit uses into separate zoning categories.	Urban Core, Pickering, Gilman, Darst Park; East Lake; Hyla

4.3 Table of Permitted Land Uses

A. Table 4.3A Levels of Review

1. **Levels of Review:** Except where a specific Level of Review is required as noted in the Table of Permitted Uses, Section 4.3.B, the Level of Review required for a particular use in a zone is based on the following criteria. If the criteria do not apply, then the Director will determine the Level of Review using guidance from the applicable criteria in Section 3.3.A.Options for Changes to Level of Review

Table 4.3A Levels of Review ¹				
Zones	Level 0	Level 1	Level 2	Level 3
Urban Core	≤ 4,000 sq. ft.	>4,000 - <45,000 sq. ft.	≥ 45,000 - <150,000 sq. ft.	≥ 150,000 sq. ft. Or Site ≥ 3 acres
Mixed Use, Intensive Commercial, Destination Retail (north of Gilman), Mineral Resources	≤ 4,000 sq. ft.	>4,000 - <45,000 sq. ft.	≥ 45,000 - <100,000 sq. ft.	≥ 100,000 sq. ft. Or Site ≥ 3 acres
Village Residential, Mixed Use Residential, Destination Retail & Mixed Use (south of Gilman), Single Family Suburban	≤ 4,000 sq. ft.	>4,000 - <10,000 sq. ft.	≥ <u>10,000</u> - < <u>45,000</u> sq. ft.	≥ 45,000 sq. ft. Or Site ≥ 3 acres

¹ sq. ft. = Gross Floor Area

B. Table 4.3B Table of Permitted Land Uses

1. **Permitted Uses:** P = PERMITTED; P(Number) = PERMITTED with Level of Review (0, 1, 2, 3) [i.e. P2 = Permitted with Level 2 Review]; Empty box = NOT PERMITTED.
2. **Unclassified Uses.** Those uses which are not listed on the table below but are listed in IMC 18.06.130, Table of Permitted Land Uses, are Not Permitted in any Central Issaquah zone. Those remaining uses which are not listed on the table below and are also not listed in IMC 18.06.130, Table of Permitted Land Uses, shall be determined by the Director, through a Level 0 Review process, as to the appropriate zoning district(s) permitted for that use and the appropriate Level of Review.
3. **Review Procedures.** See Chapter 3.0 Procedures for review procedures.
4. **Late Night/Early Morning Hours of Operation.** Except in the Urban Core zone, any use with business hours that extend into the time period of midnight to 4:00am requires Level 2 Review unless a higher level of review is required.
5. **Critical Aquifer Recharge Areas/Well Head Protection.** Any proposed uses within the critical aquifer recharge areas (see Exhibit C to Ordinance 2500) that have the potential to degrade water quality in the CARA may be prohibited or conditioned as established in IMC 18.10.796, Critical Aquifer Recharge Areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.

6. **Optional Master Site Plan Review.** To achieve the purposes that Master Site Plans provide such as permit approval for longer than 5 years; and conceptual approval of a site layout that builds out through individual (A)SDP's, an applicant may request, and the Director may agree, to follow a Level 5 Master Site Plan permit and review process, [IMC 18.04.500](#) and [18.07.580](#). This option applies to proposals greater than or equal to three (3) acres.

Table 4.3B Permitted Land Uses						
LAND USES ¹	ZONING DISTRICTS					
	Mixed Use Residential (MUR)	Village Residential (VR)	Urban Core (UC)	Mixed Use (MU)	Destination Retail (DR)	Intensive Commercial (IC)
AGRICULTURE/RESOURCE						
Botanical Gardens, Arboretum		P	P	P	P	P
Collective Garden, Veterinary Hospital/Clinic	See Medical					
Commercial or Public Greenhouses				P	P	P
Christmas Tree or Produce Stands, Vendors, Seasonal: Temporary	See Commercial: Accessory & Temporary Uses					
Kennel, Commercial/Boarding ²			P	P	P	P
Trailhead	See Public/Quasi-Public: Recreation					
RESIDENTIAL ³						
Dwellings, Single Family: Detached (including manufactured homes)	P	P		P	P	
Dwellings, Single Family: (2 Attached) and Dwellings, Duplex; (3 – 4 Attached) and Dwellings, Multifamily (Triplex and Fourplex)	P	P	P	P	P	
Dwellings, Multifamily (5 or more units); Assisted Living Facility ⁴	P	P	P	P	P	P* Only as part of a mixed-use development
RESIDENTIAL: Accessory Uses						
Accessory Dwelling Unit	P	P		P	P	
Family Day Care Center ⁵ ; Adult Family Home/Community Group Care Facility/Crisis Residential Center, Resident Club House;	P	P	P	P	P	P
Home Occupations	See IMC 18.07.470, Home occupations. <i>Unless otherwise regulated, the MF-H column of Table 18.07.470 will determine the permitted uses and Level of Review.</i>					

Table 4.3B Permitted Land Uses

LAND USES ¹	ZONING DISTRICTS					
	Mixed Use Residential (MUR)	Village Residential (VR)	Urban Core (UC)	Mixed Use (MU)	Destination Retail (DR)	Intensive Commercial (IC)
PUBLIC/QUASI-PUBLIC						
Banquet/Meeting/Reception Hall (public or private), Bus, Taxi, Van, Transit Station, Bikestation; Church/Religious Facility w/ or w/o Accessory Day Care Center; Community Center (with or without an Accessory Day Care Center); Day Care Center as Accessory Use to a Public/Quasi-Public Use; Environmental Improvements; Government Facility: Offices, Fire/Police Station, Maintenance Site, etc; Museum/Art Gallery, Library; Park and Ride Parking Lot or Structure; Social Services/Nonprofit Organizations	P	P	P	P	P	P
Funeral Home/Mortuary/Memorial Chapel			P	P	P	P
PUBLIC/QUASI-PUBLIC: Essential Public Facilities						
Adult Family Home ⁵	P	P	P	P	P	P
Facility, Correctional/Facility, Detention/Jail		P3	P3	P3	P3	P3
Facility, Secure Community Transition		P4	P4	P4	P4	P4
Schools, State Educational Facilities	<i>See Public/Quasi-Public – School, College or University</i>					
Utility Facilities, Major	<i>See Public/Quasi-Public: Utilities</i>					
Unspecified Essential Public Facility	P3	P3	P3	P3	P3	P3
PUBLIC/QUASI-PUBLIC: Schools, Public and Private						
Preschool (Pre-Kindergarten)	<i>See Residential: Accessory Uses – Family Day Care Center and Retail/Service – Day Care Center</i>					
School, Elementary/Kindergarten, Junior High/Middle, or Senior High/High, Vocational/Technical or Business	P	P	P	P	P	P
School, College or University	P3	P3	P3	P3	P3	P3
PUBLIC/QUASI-PUBLIC: Utilities						
Utility Facility, Major ⁷	P2	P2	P2	P2	P2	P2
Utility Facility, Minor ^{7,8}	P	P	P	P	P	P
Wireless Communication Facility	<i>See IMC 18.07.505, Wireless Communication Facilities</i>					

Table 4.3B Permitted Land Uses

LAND USES ¹	ZONING DISTRICTS					
	Mixed Use Residential (MUR)	Village Residential (VR)	Urban Core (UC)	Mixed Use (MU)	Destination Retail (DR)	Intensive Commercial (IC)
PUBLIC/QUASI-PUBLIC: Outdoor Recreation						
Baseball, Soccer, Football Fields; Neighborhood Park/Picnic Area/ Mini Park/Tot Lot; Community Park, Community Gardens; Stadium/ Arena/ Amphitheater, Swimming Pool; Trailhead	P	P	P	P	P	P
RECREATION						
Amusement Parlors/Video Arcades; Billiards and Pool Hall; Miniature Golf		P	P	P	P	P
Bowling Alley			P	P	P	P
Card Room – Commercial	<i>See Chapter 5.28 IMC, Gambling</i>					
Health/Fitness Club; Karate School, Dance/Yoga/Pilates Studio; Theater, Live and Movie	P	P	P	P	P	P
Shooting Range – Indoor						P
ACCESSORY & TEMPORARY						
Alternative Energy System – Solar/Geothermal	P0	P0	P0	P0	P0	P0
Alternative Energy System – Wind (Demonstration Project) ⁹	P	P	P	P	P	P
Automobile Service Station	<i>See Automotive – Automotive Service Station</i>					
Automatic Teller Machine (ATM)	P	P	P	P	P	P
Day Care Center; Drive-Through Window or Station Facility with any permitted use (unless noted otherwise within this table); Electric vehicle infrastructure; Satellite Dish/Broadcast and Receiving Towers ⁶ ; Vending Stand, Accessory: including espresso, flowers, food, produce, and seasonal items/Christmas trees ¹²	P	P	P	P	P	P
Hazardous Waste Storage and/or Treatment Facilities, On-Site ¹¹						P2
Heliport/Helipad/Helistop	P2	P2	P2	P2	P2	P2
Buildings/Structures(temporary); Construction Trailer	P	P	P	P	P	P

Table 4.3B Permitted Land Uses						
LAND USES ¹	ZONING DISTRICTS					
	Mixed Use Residential (MUR)	Village Residential (VR)	Urban Core (UC)	Mixed Use (MU)	Destination Retail (DR)	Intensive Commercial (IC)
Private Outdoor Retail Display/Sidewalk Sale	See IMC 18.07.540, Private Outdoor Retail Display/Sidewalk Sales					
Vending Stand, Nonaccessory: including espresso, food, food trucks, and general retail merchandise		P	P	P	P	P
AUTOMOTIVE ^{13, 14}						
Automobile Emission Testing Facility				p ¹⁵	p ¹⁵	P
Automobile Insurance Service Center; Automobile Service Station		P	P	P	P	P
Maintenance/Service Shops - Auto, Truck, Large Vehicle & Heavy Equipment, Motorcycle, Scooter, etc.			p ¹⁵	p ¹⁵	p ¹⁵	P
Car Wash; Automobile and Truck Rental			P	P	P	P
Auto Parts and Accessories (tires, batteries, etc.)	See Retail/Service – General					
Sales/Dealership – Automobile, Truck, Large Vehicle and Heavy Equipment (RV, tractor trailer, construction equipment, etc.), Motorcycles, Scooters, etc.; Paint and Body Repair Shops			p ¹⁵	p ¹⁵	p ¹⁵	P
Automotive Wrecking or Dismantling Yard; Tire Rebuilding and Recapping						P
Parking Lot or Garage, Commercial	P	P	P	P	P	P
Storage, Outdoor	See Industrial/Intensive Commercial – Storage, Outdoor					
FOOD AND BEVERAGE						
Banquet/Reception Hall (public or private)	See Public/Quasi-Public – Banquet/Meeting/Reception Hall					
Bar/Tavern (with or without Live Entertainment); Brewery/Microbrewery/Winery ¹⁶	P	P	P	P	P	P
Coffee/Espresso Stand	See Accessory & Temporary: Temporary Buildings and Uses – Vending Stand, Nonaccessory					
Grocery Store, Large Scale (over 45,000 sq. ft.)			P	P	P	P

Table 4.3B Permitted Land Uses						
LAND USES ¹	ZONING DISTRICTS					
	Mixed Use Residential (MUR)	Village Residential (VR)	Urban Core (UC)	Mixed Use (MU)	Destination Retail (DR)	Intensive Commercial (IC)
Convenience Store and Grocery Store, Neighborhood, up to 4,000 sf; Convenience Store, Intensive and Grocery Store, Midscale (4,000 – 45,000 sq. ft.); Liquor Store; Restaurant/Cafe/ Coffee Shop (w/ or w/o drive-through)	P	P	P	P	P	P
HOTEL/LODGING						
Hotel, Motel, Time Share Lodging; Conference Center		P	P	P	P	P
Bed and Breakfast ¹⁷ , Guest House ¹⁷ , Inn	P	P	P	P	P	P
INDUSTRIAL/INTENSIVE COMMERCIAL						
Adult Entertainment Facilities ¹⁸						P2
Agricultural Food Processing and Storage; Boat Building, Sales and Repair; Clothing Fabrication						P
Building Material: Storage and Sales			P ¹⁵	P ¹⁵	P ¹⁵	P
Canning, Bottling, Preserving and Packaging of Foods and/or Beverages			P	P		P
Contractor/Trade Office (with accessory shop and no outdoor storage)		P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P
Creamery, Dairy or Bottling Plant					P	P
Distribution Center/Warehouse/Shipping			P ¹⁵	P ¹⁵	P ¹⁵	P
Feed Store and Agricultural Supply ²	See Retail/Service: Specific Land Uses					
Hazardous Waste Storage w/o Treatment Facilities; Heliport/ Helipad/Helistop	See Accessory & Temporary					
Manufacturing, Light (indoor and 30,000 sq. ft. or less); Coffee Roaster; Metal Fabricator/ Metal Work (indoor)			P	P	P	P
Flex Commercial Space/ Flex Space	P	P	P	P	P	P
Manufacturing, General; Machine Shop; Storage, Outdoor ¹⁹ ; Raw Materials Processing (wood, metal, etc.); Recycling Center; Sand Blasting; Welding Shop; Light Industrial						P

Table 4.3B Permitted Land Uses						
LAND USES ¹	ZONING DISTRICTS					
	Mixed Use Residential (MUR)	Village Residential (VR)	Urban Core (UC)	Mixed Use (MU)	Destination Retail (DR)	Intensive Commercial (IC)
Printing and Publishing; Research and Development Lab	P	P	P	P	P	P
Rental Equipment Shop			P	P	P	P
Storage, Self (completely enclosed) ²⁰	P* (only as accessory to a permitted use)	P	P	P	P	P
MEDICAL						
Ambulance/Emergency Facility (private)	P2	P2	P	P	P	P
Collective Garden ²¹		P2	P2	P2	P2	P2
Drugstore/Pharmacy	See Retail/Service – General					
Hospital			P	P	P	P
Medical and Dental Offices/Massage Therapists/Chiropractors/Naturopaths	See Office/Professional					
Veterinary Clinic (animal) ²	P	P	P	P	P	P
OFFICE/PROFESSIONAL/FINANCIAL						
Office, General/Professional/Financial; Medical or Dental; Massage Therapists, Chiropractors, or Naturopaths	P	P	P	P	P	P
Automatic Teller Machine (ATM); Drive-Through Window/Station Facility with Any Permitted Office/ Professional/ Financial Use	See Accessory & Temporary					
RETAIL/SERVICE						
Retail/Service – Scale and Operations: Scale and operations characteristics requirements apply to all retail and service uses. The more strict use restriction listed by scale and operation or by use shall apply.						
General Retail Service, equal to or greater than 125,000 sq. ft. gross floor area			P	P	P	P
General Retail Service, up to 125,000 sq. ft. gross floor area	P	P	P	P	P	P
Drive-Through Window/Station Facility with Any Permitted Retail/Service Use	See Accessory & Temporary					

Table 4.3B Permitted Land Uses						
LAND USES ¹	ZONING DISTRICTS					
	Mixed Use Residential (MUR)	Village Residential (VR)	Urban Core (UC)	Mixed Use (MU)	Destination Retail (DR)	Intensive Commercial (IC)
RETAIL/SERVICE – Specific Land Uses						
Day Care Operation	<i>See Residential – Single Family</i>					
Day Care Center; Dry Cleaning and Pressing Shop ²² ; Laundromat	P	P	P	P	P	P
Feed Store and Agricultural Supply; Plant Nursery w/ or w/o Outdoor Storage			P	P	P	P
Flower Stand	<i>See Accessory & Temporary</i>					
Pet Day Care/Pet Shop ²	P		P	P	P	P
Unclassified Use - See Procedure for Unclassified Uses, Chapter 4.2.A.3						

Footnotes.

- For uses permitted in the Single Family – Suburban zone, see IMC 18.06.130, Table of Permitted Land Uses.
- Outdoor accessory services and/or uses, see IMC 18.07.180, Animals – Veterinary Clinic/Boarding Kennel/Pet Daycare.
- Level of Review in this table applies to individual residential uses on existing lots. See Chapter 18.04 IMC, Procedures, for level of review required for subdivisions and/or short subdivisions, and Chapter 18.13 IMC, Subdivisions.
- See IMC 18.02.060, Definitions – D, “Day care operation,” for additional criteria.
- Adult family home maximum allowed attendees shall not be greater than six (6).
- Dishes over twenty (20) inches in diameter require review. IMC 18.07.505, Wireless communication facilities, may also apply.
- Major = Significant impact to adjacent properties. Minor = not a significant impact to adjacent properties.
- Hazardous liquid transmission pipelines must comply with the Critical Aquifer Recharge Areas (CARA) regulations, IMC 18.10.796.
- See IMC 18.07.137, Alternative Energy Systems.
- Reserved*
- RCW 70.105.225 requires all local governments to designate zones for these facilities, according to state siting criteria. These facilities are prohibited in Class 1, 2, and 3 CARA. Aboveground storage tanks for hazardous substances or hazardous waste with primary and secondary containment area and spill protection plan are allowed in Class 1, 2, and 3 CARA subject to compliance with federal and state standards. Processing, storage, and disposal of radioactive substances (except certain medical uses) is prohibited in Class 1, 2, and 3 CARA.
- Subject to approval criteria in IMC 18.07.570.
- All Automotive uses subject to Design Criteria screening requirements and location of surface parking areas, garage bays, etc. behind or at the side of buildings.
- In all CARA classes, vehicle repair and servicing must be conducted indoors over impermeable pads. Underground storage tanks with hazardous substances are required to demonstrate to the City that the facility complies with federal and state laws. No dry wells shall be allowed. Wrecking yards are prohibited in Class 1, 2, and 3 CARA.
- Use, including vehicle maintenance and service activities must be enclosed within a Building and comply with Design Standards including, but not limited to, ground floor storefront orientation to the sidewalk and

- street, parking and outdoor storage, including vehicle storage, located to the rear or side of the site and screened from Circulation Facility view.
16. If the majority of the square footage of the buildings or structures within the brewery or winery are devoted to manufacturing of the product, then “manufacturing” shall be considered the primary use. The review process and development standards shall be based upon the primary use, as defined by the majority of the structure square footage. The parking requirements shall be calculated based on all the uses, as governed by Chapter 8.0 Parking.
 17. Not operated as a home occupation. For home occupations, see IMC 18.07.310, Home Occupation Standards.
 18. No adult entertainment facility shall be permitted to locate in any zone, including the IC zone, within the territory of the North Issaquah annexation area, as described in Ordinance No. 2255. In general this applies north of NE Locust Street.
 19. Accessory outdoor storage regulated by design standards.
 20. See IMC 18.07.527, Self-storage Facility Standards.
 21. See IMC 18.07.515, Collective Gardens, for additional requirements.
 22. Dry cleaning using chlorinated solvents is prohibited in Class 1, 2 and 3 CARA.

4.4 District Standards

- A. **Applicability.** This subsection sets forth the dimensional requirements for each zoning district in Central Issaquah. The District Standards Table found in IMC 18.07.360 does not apply in the Central Issaquah zoning districts. Each structure, development, or activity in a Central Issaquah zoning district shall comply with these requirements except as otherwise provided in this Section.
- B. **Floor Area Ratio.** The relationship between the amount of Gross Floor Area in a Building (or Buildings) and the Developable Site Area on which the Building(s) stands. It is obtained by dividing the Gross Floor Area of a Building by the Developable Site Area. Structured, underbuilding, and surface parking is not included in the Gross Floor Area calculation.

$$\frac{\text{Gross Floor Area of a Building(s)}}{\text{Developable Site Area}} = \text{FAR}$$

For Sites separated by rights-of-way, FAR will be calculated based on the FAR across the entire Site, and density and impervious surface coverage may be transferred among parcels, provided the Site meets other applicable regulations. For other unique or undefined configurations, the Director will determine the definition of Site. In a mixed use development with different FAR limits, the FAR will be the use with the majority square footage. For example, if 50.6 % of the building area is residential, then the whole project will use the residential FAR.

- C. **Base FAR.** The base FAR is what is allowable by right in each district. The base FAR may not be exceeded without providing significant amenities as defined in Chapter 5.0 Density Bonus Program.
- D. **Minimum FAR.** The minimum FAR listed on the District Standards Table for the Urban Core zone is required for new Development and Redevelopment in: 1) the Urban Core zone and, 2) Sites totaling three (3) acres or more outside the Urban Core zone.
 1. Exception: Redevelopment of existing Automobile Service Stations on the date of adoption of these Standards in the Urban Core zone.

2. The minimum FAR may be reduced through an Administrative Adjustment of Standards process if the following criteria are met:
 - a. **Vision.** The proposed alternative is equal or superior to the Central Issaquah Plan vision, goals, and policies;
 - b. **Access.** The proposal will not create negative impacts to the abutting properties or rights-of-way, dedicated tracts, or easements;
 - c. **Intent.** The adjustment will be equal to, or superior in, fulfilling the intent and purpose of the original requirements;
 - d. **Safety.** The proposal does not negatively impact any safety features of the project, nor create any hazardous features;
 - e. **Services.** The proposal will not create negative impacts to public services, including but not limited to fire and emergency services;
 - f. **Site Plan Provided.** The applicant shall provide a site plan showing build-out of schematic infrastructure and buildings to achieve the minimum FAR including water, sewer, and storm routes and facilities; Circulation Facilities; and Critical Area designations and buffers. Modification of the proposed site plan may be required to reserve portions of the site to address these schematic infrastructure plans and buildings to achieve the minimum FAR in the future.

Table 4.4 District Standards Summary Table¹

Zoning Districts	Floor Area Ratio (FAR) ²						Height ³		Setbacks ⁴		Build-To-Line ⁵ (Maximum Setback)	Maximum ⁶ Impervious Surface
	Min		Base		Max							
	Residential	Commercial	Residential	Commercial	Residential	Commercial	Base	Max ⁷	Side	Rear		
Village Residential	n/a ²	n/a ²	1.25	1.0	3.0	3.0	48'	65'	0'	0'	0' - 15'	80%
Mixed Use Residential	n/a ²	n/a ²	1.25	1.0	2.0	2.0	40'	65'	7'	7'	0' - 10'	80%
Urban Core ⁸	.75	.55	1.7	1.25	5.0	5.0	48'	125'	0'	0'	0' - 10' ⁵	95%
Mixed Use	n/a ²	n/a ²	1.7	1.25	3.5	3.5	48'	85'	0'	0'	0' - 10' ⁵	90%
Destination Retail	n/a ²	n/a ²	1.25	1.0	2.0	2.0	48'	65'	0'	0'	0'	90%
Intensive Commercial	n/a ²	n/a ²	.5	.5	.5	.5	48'	65'	0'	0'	0' - 10'	90%
Single Family – Suburban	See IMC 18.07, Required Development and Design Standards											
Community Facilities	Determined by most restrictive contiguous zoning.											
Urban Village	No Changes											

1. This table represents a summary of some key development standards. See also the Development and Design Standards that may require more restrictive standards.
2. See Chapter 4.0, Section 4.4.B, C, D for FAR requirements. The process to increase FAR and Building Height from the Base to the Maximum height is through a Fee for Open Space or Affordable Housing payment. See Chapter 5.0 Density Bonus Program.

3. Base height may increase to 54 feet to accommodate additional first floor height such as for Retail and Service uses (at least 15 feet tall) or Office entrance lobbies or underbuilding parking. Additional height to be determined through application of the Design Standards. For height exemptions, see IMC 18.07.060.B.4.
4. Setbacks: The Standards including, but not limited to, "Site Design" and "Landscaping" requirements may require additional setbacks.
5. Build-To-Line: For front property lines and other building frontages that require a street presence as determined by the "Site Design" standards. If not at the o' line, such as for Office or Residential privacy, then follow the Design Standards, including Chapter 11.3.F for pedestrian friendly landscape softening measures.
6. Impervious Surface: The Standards including, but not limited to, "Community Space" and "Landscaping" may require additional pervious surface. Except Urban Village, Community Facilities, SF-Suburban and Urban Core, all zoning districts may be eligible for 5% additional impervious surface if the applicant meets the Administrative Adjustment of Standards criteria established in Chapter 1.0 Purpose and Applicability, Section 1.1 E.4 Approval Criteria.
7. For Maximum Height provisions see Chapter 5.0 "Density Bonus Program". 110 Foot separation is required between High Rise Buildings, see Chapter 14.0 Buildings, Section 14.3.A.8.
8. Ten percent of units in multifamily and mixed use developments must be mid-moderate affordable income housing (IMC 18.21.070).

CENTRAL ISSAQUAH
ZONING MAP

-  Community Facilities - Facilities
 Community Facilities - Open Space
 Community Facilities - Recreation
 Destination Retail
 Intensive Commercial
 Mineral Resources
 Mixed Use
 Mixed Use Residential
 Single Family - Suburban
 Urban Core
 Urban Village
 Village Residential
 Central Issaquah Boundary

